



Randolph County Historic Landmark Preservation Commission

204 East Academy St. ♦ P.O. Box 771 ♦ Asheboro, North Carolina 27204

July 23, 2008

The Randolph County Historic Landmark Preservation Commission (HLPC) met at 2:00 p.m. in the County Commissioners Meeting Room of the County Office Building at 725 McDowell Road, Asheboro, NC.

Chairman Johnson welcomed everyone and called the meeting to order and opened with roll call. Members present were Hal Johnson, Fran Andrews, Robby Davis, Bill Johnson, Mac Whatley, Warren Dixon, Lynne Qualls, and Robin Hankins. Hankins, as alternate, sat in for Donna Hall in her absence.

Approval of Minutes from June 25, 2008 Meeting

On a motion of Davis, seconded by Qualls, the Commission voted unanimously to approve the minutes of the regular meeting of June 25, 2008, as presented.

Chairman Johnson stated that the goal of this Commission, for this year, is to become a certified local government commission, and in order to do that, the commission has to be established for at least one year and have qualified membership.

Mr. Johnson declared, "This is an opportunity to preserve our history and to educate others."

(Bill Ivey joined the meeting at this point)

Review & Approval of Commission By-Laws and Rules of Procedure

Chairman Johnson discussed the articles of the by-laws specific to the mission, purpose, powers, applications involving members, and the impartiality of the HLPC. Mr. Johnson stressed that the members shall not express individual opinions on the proposed judgment of any application with any person prior to the determination of that application, except in accordance with the by-laws.

Mr. Johnson stated that Certificates of Appropriateness can be issued only by this HLPC. He reviewed the article covering procedures for those certificates and discussed the reconsideration steps and the appeal process should there be a denial of an application. In the case of a denial, the applicant has the right to be heard, but it is the applicant's responsibility to prove that the details of the application meet the requirements. It was stated that oral history would not be sufficient proof.

On a motion of Andrews, seconded by Ivey, the Commission voted unanimously to approve the Historic Landmark Preservation Commission by-laws and rules of procedure, as presented.

Review & Approval of Landmark Designation Application

Chairman Johnson stated that he hopes that the County can provide information on its website that could connect the public with the history and historical places of Randolph County.

Mr. Johnson presented the Landmark Designation application and reviewed that the HLPC, an elected governing body, or the property owner are the only parties that may complete an application. Sections of the application were discussed for some possible changes and additions. Mr. Dixon

presented the Commission with a cover page to an application that he found online that is currently being used by another commission. It provided extra information that the current application does not have, clarifying signage and the application's intent, such as if it is an "interior" designation. Mr. Whatley discussed the possibility of not restricting the interior designation from the application. (Mr. Johnson then read from Section 7, Subsection B, of the HLPC Ordinance, which states that the jurisdiction of the Commission over interior features shall be limited to specific architectural, artistic, or historical significant features in publicly-owned landmarks; and of privately-owned landmarks for which consent for interior review has been given by the owners.) The consent of an owner for interior review shall bind future owners and/or successors in title, provided such consent had been filed with the Randolph County Register of Deeds and indexed according to the name of the owner of the property. The landmark designation shall specify the interior features to be reviewed and the specific nature of the Commission's jurisdiction over the interior. After the reading, it was decided that under "Supporting Documentation" (starting on Page 3 of the application), Section 7, Subsection "D" of the application should be amended to also include another item to specify that interior features should be reviewed and should state the significance according to the guidelines that are set within the HLPC Ordinance.

The additional items that were discussed for amendments are as follows: Page 3, section 7, item "B" to add a sentence reflecting details regarding identifying all structures on a map that contribute to the application. The following statement was suggested, "Sketch maps should reflect, describe, and label all buildings, structures, objects, or sites, within the property boundary." Page 3, section 6, below item "E" to add the area code of 919 to the State Historic Preservation Office phone number listed in two places.

On a motion of Davis, seconded by Dixon, the Commission voted unanimously to approve the Landmark Designation Application, as presented, but with the following additions: (1) Under Supporting Documentation a new item under Section 7, Subsection "D" will be added that states, "The jurisdiction of the Commission over interior features shall be limited to specific architectural, artistic, or historical significant features for which the consent for interior review is requested by the property owner. Specify specific interior features to be reviewed and significance of such feature as it relates to architectural, artistic, or historical designation."; (2) Page 3, section 7, item "B" Maps: A sentence will be added to state, "Sketch maps should reflect, describe, and label all buildings, structures, objects, or sites, within the property boundary."; (3) and Page 3, sections "D" and "E", the Area Code 919 will be added to the telephone number for the State Historic Preservation Office.

Review & Approval of Municipal Inter-Local Agreement

Chairman Johnson reiterated that State regulations require that before a local government can designate a historic landmark it first must have established a Historic Landmark Preservation Commission. Through this interlocal agreement, the Randolph County Historic Landmark Preservation Commission would also serve as an advisory body to the governing board of the participating municipality. Mr. Johnson outlined the process that is required with an inter-local agreement before a landmark can be officially designated. A landmark designation request may be originated by a governing body, the HLPC, or by application of the owner of the property that is being considered. The application is presented to the municipal staff/officials (Planning & Zoning) to review the compliance of the application. The Commission would coordinate with the designated municipal staff/officials and provide the opportunity for municipal comments on the substance and effect of the proposed landmark designation. The HLPC would conduct an investigation and report on the significance of the proposed landmark. The Commission would forward a copy of its report to the N.C. Department of Cultural Resources to receive comments and recommendations. The HLPC would conduct a public hearing on the proposed landmark designation. The HLPC would make a recommendation to the governing municipal body as to landmark designation under established

criteria. The governing board of the participating municipality then would conduct a final public hearing, after which the municipal governing board may adopt the Landmark designation as proposed, adopt any amendments, or reject the proposed Ordinance. Final authority for the landmark designation within a municipal planning jurisdiction shall rest with the elected board of the municipality.

Mr. Johnson reminded the Commission that a landmark designation has both benefits and consequences:

- A marker sign would be placed on the structure or site identifying it as a historical landmark.
- Owners who wish to make certain changes to properties designated as historic landmarks must first have their plans reviewed and approved by the Historic Landmark Preservation Commission.
- Owners of designated landmarks may apply for an annual fifty percent local property tax deferral for as long as the property's important historical features are retained.
- Federal and State grant opportunities may be available.
- Opportunities may be available for public education and recognition of the history and heritage of Randolph County and its municipalities.

The final draft of the agreement will be presented to the Randolph County Board of Commissioners for approval on August 4, 2008.

Mr. Whatley asked who would retain jurisdiction of a designated landmark if a municipality ever wanted to end the agreement. It was discussed further and legal wording to correct section 5 titled "Withdrawal from Agreement," was drafted reflecting any past designation approved by a municipality is to continue in effect as a vested right.

On a motion of Whatley, seconded by Andrews, the Commission voted unanimously to approve the proposed Inter-local agreement, as presented, with the following change in wording to section 5, titled "Withdrawal from Agreement," Although vested rights may apply to any previously designated landmark, any participating municipality may withdraw from this agreement by providing the County 30 days written notice of its intent.

Commission Comments/Discussion

Mr. Ivey suggested that the Commission consider a future adjustment to the by-laws to state that one cannot reapply for a specific time period after a denial. It was decided that it should be discussed again at a later meeting and decide on that specified time period.

Ms. Qualls suggested a list of resources be added to the planned website to aide a citizen in research for an application. Mr. Whatley stated that he believes there are grant monies available to aide with this suggestion.

Mr. Whatley presented Page's Toll House and The Gollihorn Spring, both of which have ties to the Old Plank Road in Seagrove. Mr. Ivey presented one site for consideration: the gravesite of Col. A.C. McAlister.

Mr. Johnson asked if everyone could bring a list to consider as landmarks for discussion at the next meeting. Mr. Ivey stated that he felt the old Randolph County Courthouse should be on that list, and everyone agreed. Mr. Ivey also mentioned that he had been contacted by some property owners desiring that a multi-family residential structure to be designated; however, he felt the Commission's first priorities should be those landmarks having major historical significance. Bill Johnson suggested the Female Academy on the city school property as a site of interest. Chairman Johnson

said he had also received some preliminary inquiries from citizens concerning residential structure designation and thought some of the motivation was toward the reduction in local property tax. Chairman Johnson agreed that the Commission might desire to focus in the beginning, on those landmarks having countywide historical/heritage significance.

The next meeting was set for August 27th at 2:00 p.m.

Adjournment

At 3:34 p.m., there being no further business, Davis made a motion to adjourn, and Dixon seconded. Motion carried.

Hal Johnson, Chairman

Amanda W. Varner, Deputy Clerk
Randolph County Board of Commissioners